



Raumanga
5 Reeves Place

Proudly marketed by Steve & Miriam Davis

Harcourts
Whangarei





“

...beautifully landscaped with mature trees, fruit trees, and vegetable garden...

”



3 1 1 1 1

Ideal First Home or Investment Opportunity!

FOR SALE

FLOOR AREA 110sqm

LAND AREA 657sqm

This is a fantastic opportunity to get on the property ladder!

This tidy and well presented property is positioned to capture all day sun, this well presented three-bedroom home offers comfort, space, and exciting potential. Built in 1977 and set on a generous 657m2 fully fenced back section, this property is perfect for families, first-home buyers, or savvy investors.

Step inside to discover a light-filled open-plan kitchen and dining with a separate spacious living area, seamlessly flowing onto a covered deck - ideal for entertaining or relaxing while watching the kids and pets play in the backyard

The rear fenced garden and lawn is private and is a true highlight - beautifully landscaped with mature trees, fruit trees, and a vegetable garden. There's plenty of room for the children and pets with room for enhancements.

Lovingly maintained and thoughtfully improved by the current owner over the past 23 years, this sunny and spacious home has been the heart of family life. With the children now grown and moved on, the owner has downsized - creating a wonderful opportunity for new owners to make their memories.

Whether you're a first-home buyer or an investor looking to expand your portfolio, this property offers comfort, convenience, and excellent potential.





Property Information

Property Type	House
Rooms	Dining Room, 3 Double Bedrooms, Separate Laundry
Hot Water	Electric
Heating	Closed Fire, Heat Pump
Insulation	Ceiling, Floor
Kitchen	Standard
Dining	Open Plan Dining
Bathrooms	Separate WCs
Lounge	Separate
Stove	Electric
Interior Condition	Good
Exterior Condition	Good
Roof	Iron
Flooring	Carpet, Vinyl
Garaging	Boat Parking, Off St Parking, Single
Fencing	Fully Fenced
Aspect	Northerly
Views	Private, Urban
Sewage	Mains
Water	Town
Frontage	Street
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Living Rooms	1
Chattels	Bathroom Extractor Fan, Curtains, Drapes, Fireplace, Fixed Floor Coverings, Garden Shed, Heat Pump, Light Fittings, Stove, TV Aerial
Other Features	Heat Transfer System

Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR48262
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Rental Appraisal

10 November 2025

Raumanga 5 Reeves Place

3 1 1 1

Rental Estimate: \$450.00 - \$520.00 per week

Comparable Properties

Address	Bedrooms and Bathrooms	Rent Per Week
Reeves Place, Raumanga	3 Bedrooms, 1 Bathroom	\$450.00
Fairburn Street, Raumanga	3 Bedrooms, 1 Bathroom	\$470.00
Murdoch Crescent, Raumanga	3 Bedrooms, 1 Bathroom	\$520.00

Are you considering purchasing this home as an investment?

We are a highly experienced award-winning property management team who service the Whangarei area and would be delighted to manage your investment property. We take property management seriously and our results speak for themselves.

99.54% of our properties are tenanted

99.36% of our tenants pay their rent on time

To ensure your investment property reaches it's full potential, contact us today.

Harcourts Just Rentals

Your Local Property Management Specialists
09 438 2054 | justrentalsnth@harcourts.co.nz

Disclaimer: This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act 1986 and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property can not be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016, the Healthy Homes Guarantee Act 2017, and the Residential Tenancies (Healthy Homes Standards) Regulations 2019. Full compliance with Healthy Homes Standards is required from 1 July 2025. Information about these regulations can be found here: <https://www.tenancy.govt.nz/forms-and-resources/topic=12&type=4&target=6&keyword=>. This report is solely to provide information to the property owner and/or addressee. Any person, other than the property owner or addressee, who relies on this report for any purpose does so in all respects at their own risk.

Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA36B/707**
Land Registration District **North Auckland**
Date Issued 01 April 1977

Prior References
NA1365/1

Estate Fee Simple
Area 657 square metres more or less
Legal Description Lot 7 Deposited Plan 79514
Registered Owners
Fiona Sharon Melissa Watson

Interests
5430069.4 Mortgage to (now) Westpac New Zealand Limited - 10.12.2002 at 9:00 am

Streets shown are legal.

In pursuance of a resolution of the Whangarei City Council, passed on the 14th day of December, 1977, the following plan has been approved for registration as a public school site.

Building Line Restriction over Lots 14-17
6.086m. from E. bdy.
(see Doc. 938074.)

Approved.

Registered Owner.

Total Area 2.3047 ha.
Comprised in 62 lots.

1. David Tawson, Esq., of Whangarei.
Registered Surveyor and holder of an annual practising certificate.
I hereby certify that this plan has been made and surveyed in accordance with the provisions of the Survey Act 1908 and the Survey Regulations 1977, and that the same is correct in accordance with the regulations under the Survey Act 1908.

Dated at Whangarei, this 14th day of March, 1978.
Surveyor's Seal
Field Book
Reference Plan
Examined T. Marcorod, Clerk
Approved as to Survey
Deposited this
19 day of March, 1978
Registered Land Registrar

File Number
Whangarei

D.P. 79514

LOCAL AUTHORITY Whangarei City
Surveyed by Reayburn & Bryant
Scale 1-500 Date March, 1976

**PLAN OF LOTS 1-20 & 59-62 BEING
SUBN OF PT RAUMANGA N° 2 BLK 4 SEC 17 BLK
XVI PURUA SURVEY DISTRICT.**

**LAND DISTRICT North Auckland
SURVEY BLK & DIST. XVI PURUA SD.**

SHEET N°.

PT RAUMANGA N° 2 BLK.

PT RAUMANGA N° 2 Public School.
Gaz. 1968 page 1607.

MURDOCH CRES.
FAIRBURN
STATE HIGHWAY N° 1
PR 57406
PR 57406
PR 57406

Lot 1: 368701
2 - 702
3 - 703
4 - 704
5 - 705
6 - 706

Lot 13: 368713
14 - 714
15 - 715
16 - 716
17 - 717
18 - 718

Lot 19: 368719
20 - 720
21 - 721
22 - 722
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24 - 724

Lot 25: 368725
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27 - 727
28 - 728
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Lot 31: 368731
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Lot 37: 368737
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Lot 43: 368743
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Lot 49: 368749
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Lot 55: 368755
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Lot 61: 368761
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Lot 67: 368767
68 - 768
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70 - 770
71 - 771
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Lot 73: 368773
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Lot 79: 368779
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Lot 85: 368785
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Lot 91: 368791
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Lot 97: 368797
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101 - 797
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Lot 103: 368803
104 - 799
105 - 800
106 - 801
107 - 802
108 - 803

Lot 109: 368809
110 - 804
111 - 805
112 - 806
113 - 807
114 - 808

Lot 115: 368815
116 - 809
117 - 810
118 - 811
119 - 812
120 - 813

Lot 121: 368821
122 - 814
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Lot 127: 368827
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Lot 133: 368833
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Lot 139: 368839
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Lot 145: 368845
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Lot 151: 368851
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154 - 841
155 - 842
156 - 843

Lot 157: 368857
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159 - 845
160 - 846
161 - 847
162 - 848

Lot 163: 368863
164 - 849
165 - 850
166 - 851
167 - 852
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Lot 169: 368869
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Lot 175: 368875
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Lot 181: 368881
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Lot 187: 368887
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Lot 193: 368893
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Lot 199: 368899
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Lot 205: 368905
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Lot 211: 368911
212 - 889
213 - 890
214 - 891
215 - 892
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Lot 217: 368917
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220 - 896
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Lot 223: 368923
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225 - 900
226 - 901
227 - 902
228 - 903

Lot 229: 368929
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232 - 906
233 - 907
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Lot 235: 368935
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237 - 910
238 - 911
239 - 912
240 - 913

Lot 241: 368941
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243 - 915
244 - 916
245 - 917
246 - 918

Lot 247: 368947
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249 - 920
250 - 921
251 - 922
252 - 923

Lot 253: 368953
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256 - 926
257 - 927
258 - 928

Lot 259: 368959
260 - 929
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262 - 931
263 - 932
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Lot 265: 368965
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268 - 936
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Lot 271: 368971
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274 - 941
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276 - 943

Lot 277: 368977
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281 - 947
282 - 948

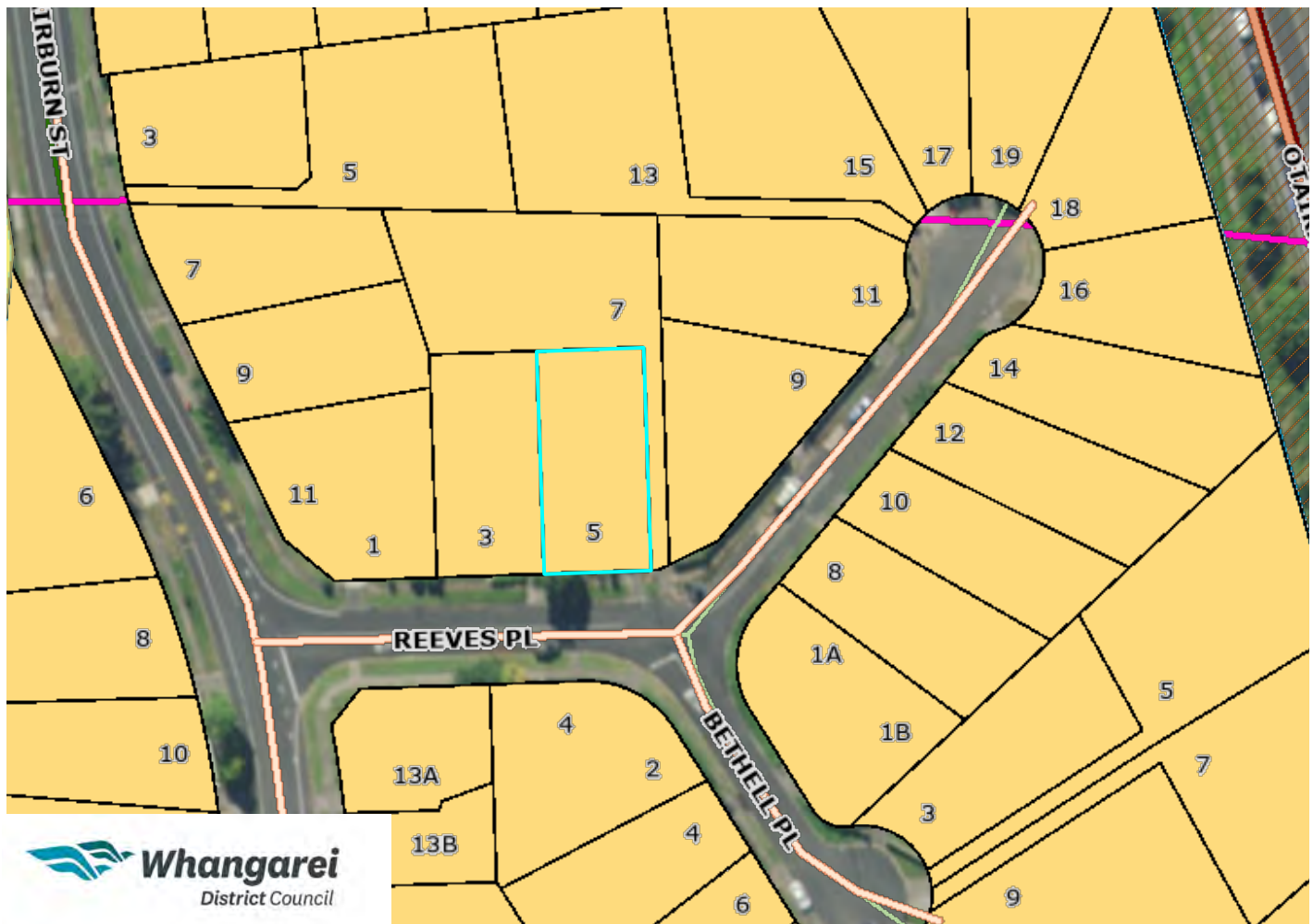
Lot 283: 368983
284 - 949
285 - 950
286 - 951
287 - 952
288 - 953

Rates

Legal Description:	LOT 7 DP 79514		
Assessment Number:	0076270300		
Property ID:	24950		
Address:	5 Reeves Place Whangarei 0110		
View Maps:	WDC Maps Google Maps		
Land Area (hectares):	0.0657		
Capital Value:	2025/2026	\$395,000	
Land Value:	2025/2026	\$190,000	
Record of Title:	36B/707		
Floor Area (square metres):	110		
Site Area (square metres):	110		
Improvements:	DWG OI		
Land Use Code:	Residential Single Unit		
Number of Units:	1		
Property Category:	RD197B		
Zone (view District Plan Map):	District Plan Map		

WDC			
General Residential	Land Value	190000	\$554.29
Uniform Annual General Charge	SUIPs	1	\$901.00
Sewage Disposal - Residential	Pans	1	\$966.00
Stormwater	SUIPs	1	\$79.00
Total			\$2,500.29
NRC			
NRC - Regional Council Services	SUIPs	1	\$229.89
NRC - Regional Economic Development	Land Value	190000	\$5.78
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$67.31
NRC - Regional Flood Infrastructure	SUIPs	1	\$41.66
NRC - Regional Land and Freshwater Management	Land Value	190000	\$57.49
NRC - Regional Pest Management	SUIPs	1	\$109.47
NRC - Regional Rescue Services	SUIPs	1	\$8.87
NRC - Regional Sporting Facilities	SUIPs	1	\$16.09
NRC - Regional Transport Rate	SUIPs	1	\$30.40
Total			\$566.96
Total			\$3,067.25

WDC GIS MAPS - Zoning



Commercial and Mixed Use Zones

- Local Centre Zone
- Neighbourhood Centre Zone
- Commercial Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone
- Waterfront Zone
- Shopping Centre Zone

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

- Natural Open Space Zone
- Open Space Zone
- Sport and Active Recreation Zone

Special Purpose Zones

- Airport Zone
- Hospital Zone
- Port Zone
- Ruakaka Equine Zone

Zones

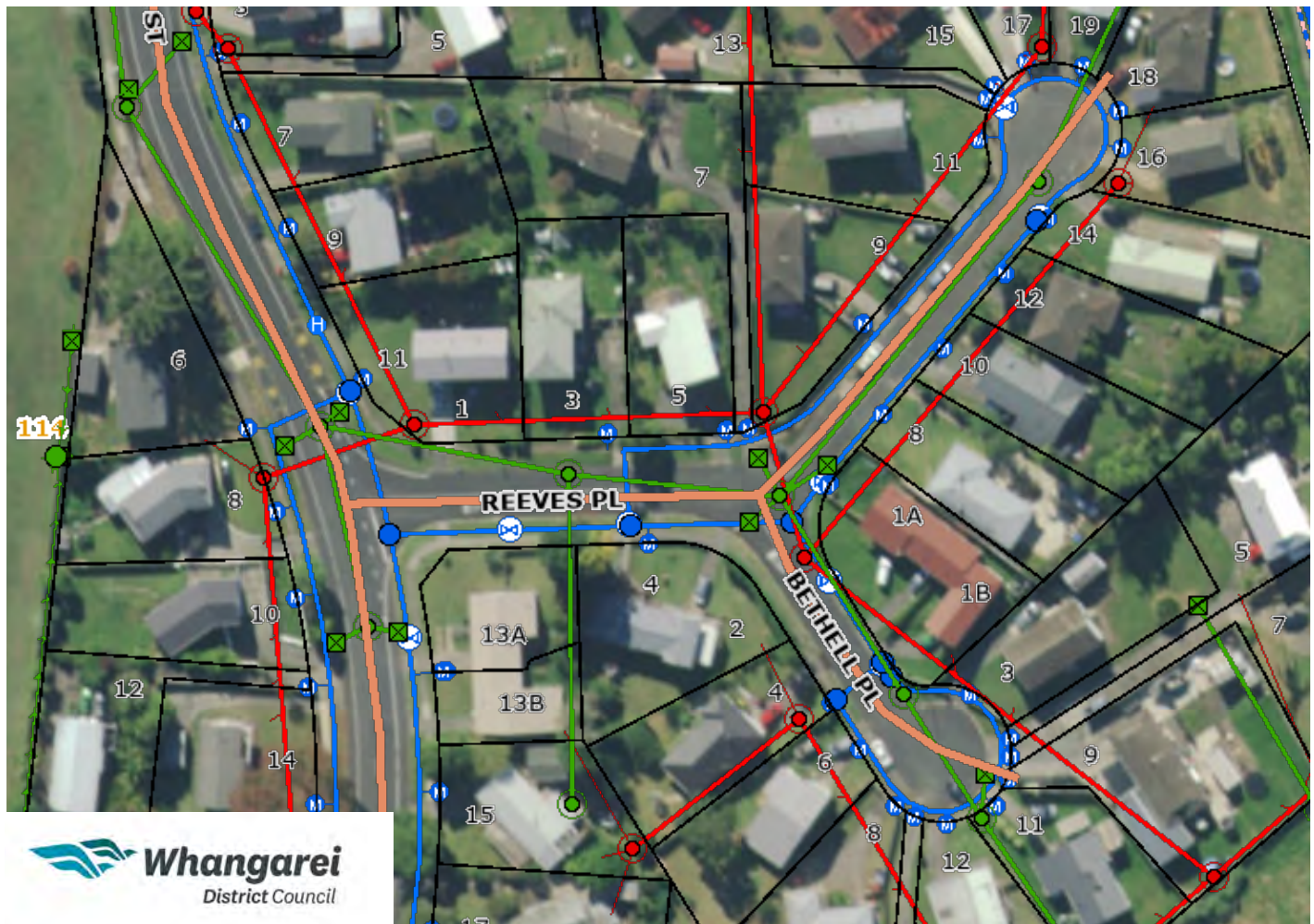
Residential Zones

- Large Lot Residential Zone
- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone

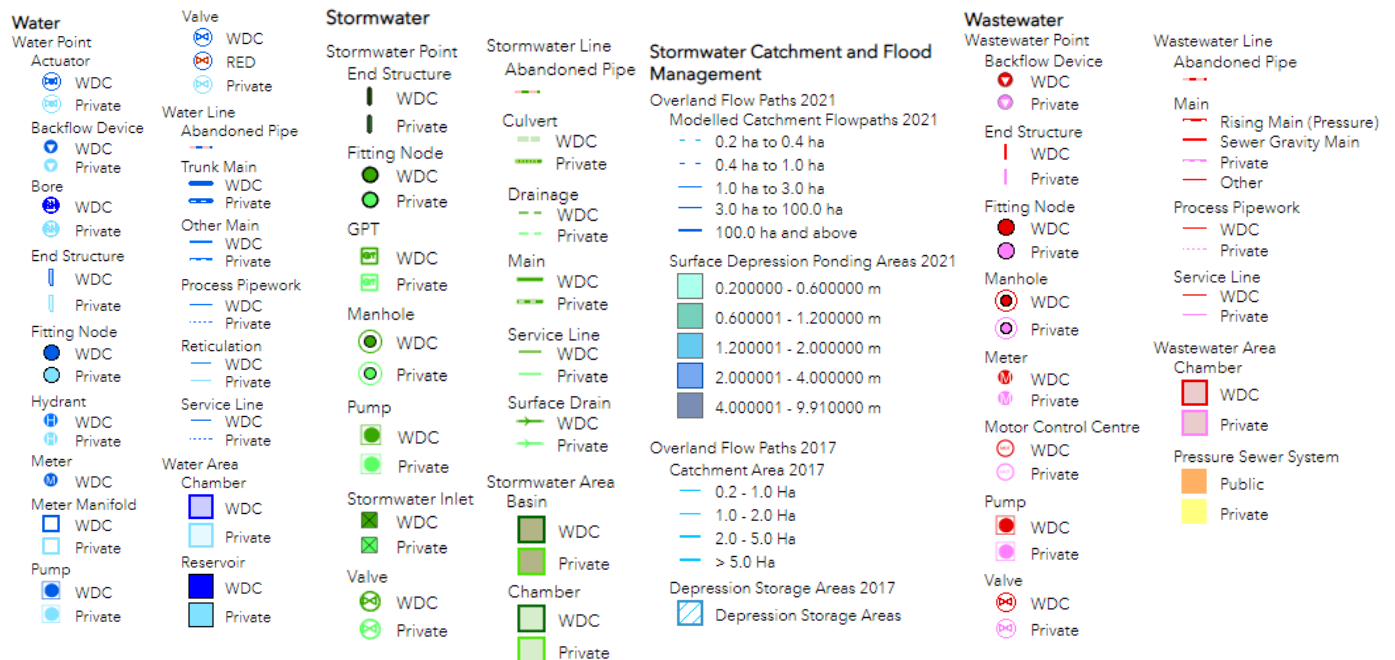
Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone
- Future Urban Zone
- Strategic Rural Industries Zone
- Fonterra Kauri Milk Processing SRIZ - Ancillary Irrigation Farms

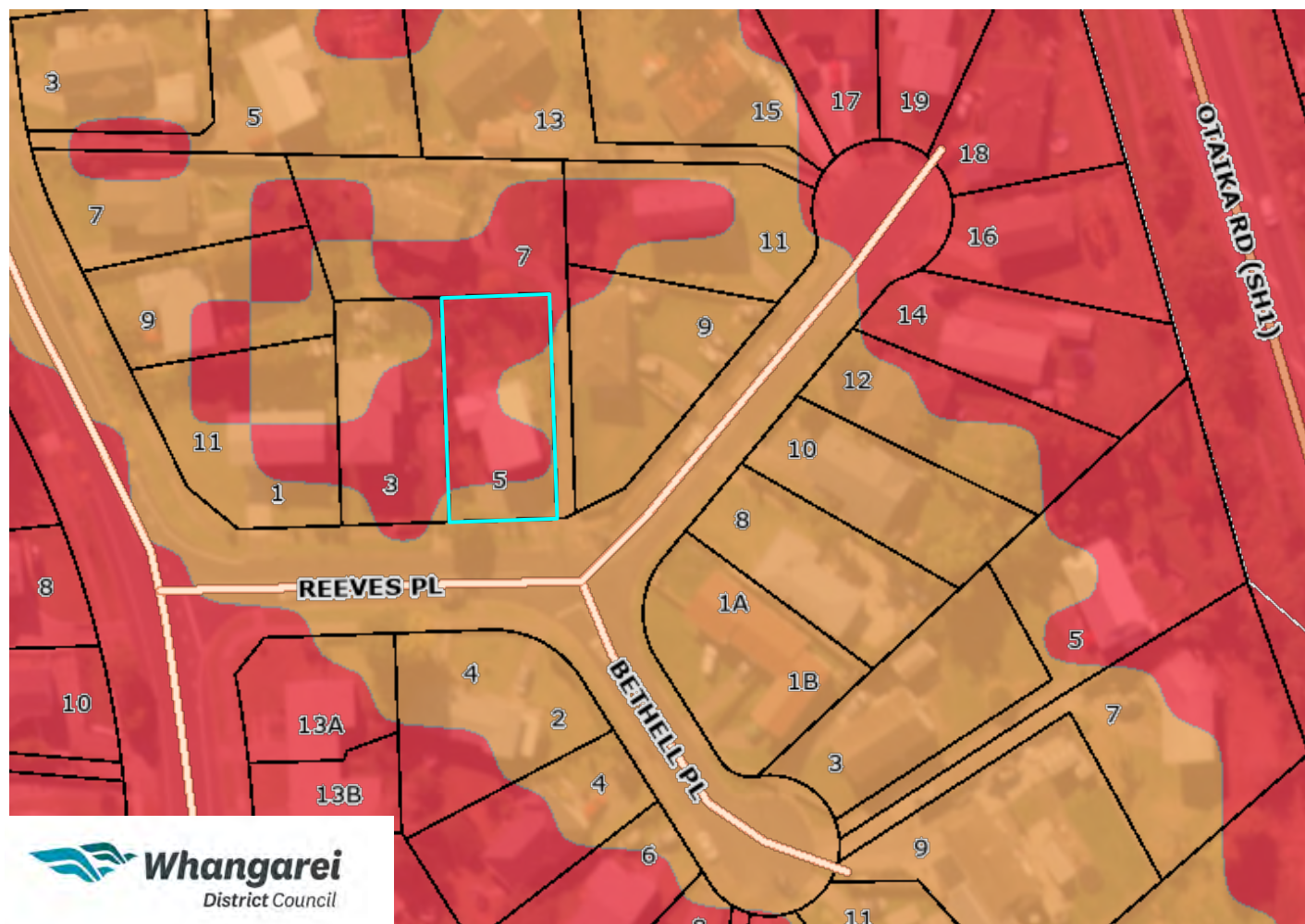
WDC GIS MAPS - Assets



Assets Map



WDC GIS MAPS - Land Stability



Land Stability

Landslide Susceptibility Zone





STEVE 021 820 015 | **MIRIAM** 027 577 6335
steve.davis@harcourts.co.nz | miriam.davis@harcourts.co.nz
www.teamdavis.co.nz | harcourtswhangarei.co.nz
Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

Your Salespeople

Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us real estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it’s important to do it well. The key to this is good marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.



Steve Davis

Licensed Real Estate Salesperson

M 021 820 015

steve.davis@harcourts.co.nz

Miriam Davis

Licensed Real Estate Salesperson

M 027 577 6335

miriam.davis@harcourts.co.nz

Harcourts
Whangarei



Property Documents

This information has been supplied by the Vendor or the Vendors agents. Accordingly, Optimize Realty Limited cannot guarantee its accuracy and reliability.

All intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.

107410

5 REVENUE PAGE

SECTION
K 110 for
Restrictions

12 DOCUMENTS

4 PLANS

24950

24950 BC



249504

E. T. SMITH McNAUGHT & COMPANY LIMITED engineers, architects and town planners

110 BANK STREET, WHANGAREI, NEW ZEALAND, offices also at auckland - taupo - apia - western samoa - suva - fiji
P.O. Box 684, phone 84-184, telegraphic address ETSMITH

associated offices through Consultants International
wellington - suva

To: The City Engineer,
Whangarei City Corporation,
P.O. Box 42,
WHANGAREI.

CERTIFICATE OF SUITABILITY FOR RESIDENTIAL DEVELOPMENT.

SUBDIVISION Murdoch, Stage 7.
SURVEY PLAN Part Raumanga No. 2 Block XVI, Purua S.D. prepared by
Reyburn & Bryant.
LOCATION Between State Highway and Raumanga Intermediate School.

Sub-Stage 1 of Stage 7 is taken to comprise Lots 1 to 20 inclusive, as
outlined in green on the attached drawing.

This is to certify that the earth fills shown on the attached plan no.
G.W. 395/4 have been placed in compliance with the terms of NZS 4431P.
.....

Work in progress was observed by the inspecting engineer named below,
who is registered in terms of the New Zealand Engineers Registration Act
1924.

Roderick Agnew, B.Sc., Ph.D., MNZIE, MIWES.
.....
Registration No. 3388
.....

During the work, the inspecting engineer and his staff made periodic visits
of inspection to the site as detailed in various interim reports up to
that dated 2 February, 1976. Details of the soil testing carried out to
check the quality of the fill by the inspecting engineer and his testing
agency (that is Proctor chain and fill sample densities) are enclosed.

The attached plan No. G.W. 395/4 shows Lot Nos. 3, 4, 5, and 17 - 20 inclusive
.....
to be affected by permanent filling and the extent of the fill. In addition,
the fronts of Lots 9 and 10 were accidentally excavated too deeply, and up
to 0.4 metre thickness of fill was placed and compacted there to roading
standard.

DIRECTORS E. T. SMITH, C.Eng., MICE, MNZIE • D. P. McNAUGHT, DIPARCH, ANZIA • R. AGNEW, Ph.D., B.Sc., MNZIE, MIWES
E. W. SANDS, BE, MNZIE • R. J. CULBERT, BE, MNZIE, AMASCE • B. G. STEVENS, BE, MNZIE
R. E. PARSONS, ANZIA • R. H. GRANT, DIPARCH, DIPTP, ANZIA • D. B. JACKSON, ANZIA



24 000

-2-

In our opinion, the site will be satisfactory for house construction if the following restrictions or limitations are observed:

(a) Lot 1 will have no restriction after removal of the temporary site office.

(b) Lots 2, 11, 12 and 13 all have damp patches along their northern boundaries, which should be remedied by proposed drainage improvements. Until this work is complete and the ground has dried, we recommend keeping any building well away from the present damp area. In particular, we would defer construction of the house no. 2902 at the location on Lot 2 proposed by Collyer Homes Ltd. (Brent Robinson's plan no. 2908.)

Lot 11 has a considerable depth of soft clay, so any rigid form of house construction, such as brick veneer or concrete blockwork, must be avoided in case of cracks following consolidation of the clay.

Lots 12 and 13 have open drains near their common boundary, which need drain coil and metal or scoria backfilling before a driveway is formed such as that indicated for Lot 12 on Brent Robinson's plan no. 2908.

Lots 11, 12 and 13 may be subject to soil creep, so house foundations should be taken to sufficient depth that a solid clay stratum is assured, and compressible backfill should be placed on the uphill side of isolated footings.

(c) Lot 14, the remaining section along the northern boundary of the subdivision, is not subject to any special building restriction. We note that a stormwater manhole in its extreme N.E. corner is unfinished.

(d) Lots 3, 4 and 5 have fill along their road frontages, but we anticipate that any houses will be back on the original ground. If split level construction is proposed, we advise design checking by a structural engineer because of the relatively steep transverse slope, especially on Lot 4.

(e) Lots 6 and 7 have still an open sewer trench along their road boundary. Because of the steep slope from rear to front, we recommend immediate backfilling to reduce the risk of ground movement. Surface drainage must be provided and maintained behind the proposed houses. House foundations must be adequately tied together and taken deep enough to prevent undermining in case of downhill slumping. We recommend that any house design proposed for Lot 6 be checked and certified structurally able to withstand possible soil pressure from the rear, or partial removal of support at the front. On both Lots 6 and 7, it is desirable to cut slightly into the surface to reduce the effect of added weight.

(f) Lot 8 has a topsoil stockpile on it at present but otherwise seems to offer a reasonable building site. Soil creep has been mentioned in a previous report as a possible hazard on this site, so we recommend deep foundations and loose backfill uphill from isolated footings.



249501

-3-

(g) Lots 9 and 10 have an unintended layer of fill beside Road B, but this is not expected to influence house construction. If a split level design is proposed, as on Brent Robinson's plan no. 2905 (mirror image) proposed house layout for Collyer Homes Ltd, then the basement retaining walls need to be fully detailed, and footings for the upper, timber-framed, portion of the house must be structurally tied to the block walls.

(h) Lots 15 and 16 back on to the State Highway, which we understand may be subjected to considerable earthworks in the future, to improve sight-lines at its junction with Murdoch Crescent. When this work is planned, care must be taken not to disturb the steep slope, or drains and pipes behind Lots 15 and 16. In particular the steel water main, now retained by railway irons, must not be disturbed. Good house building sites are available towards the front of both sections.

(i) Lot 17 calls for no restriction.

(j) Lots 18, 19 and 20 will also be satisfactory for house construction when heaps of clay and topsoil are removed or spread, and compacted. All footings must penetrate into clay or natural ground.

This certificate does not remove the necessity for normal inspection and design of both foundations and superstructure.

Signed

Roderick Agnew
.....

R. AGNEW
REGISTERED ENGINEER.

Date: 17 March, 1976

6-105480

WHANGAREI CITY COUNCIL

10740

RECEIVED

22 APR 1976

WHANGAREI
CITY COUNCIL

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date

12.4.1976

To: The City Inspector,

24950

Sir,
No 5, ROAD 8
I hereby apply for permission to erect a House Dwelling
at Wharfedale Park Way 7 for allotment of Mark Auckland
(House Number and Street) (Owner)

of _____, according to locality plan and detail plans, elevations cross-sections
(Address)

and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. PT 78/21
Lot No. 7
D.P. 79574
Allotment No. _____

LENGTH OF BOUNDARIES:

Front 17.76
Back 17.76
Side 37.00 Area 660.
Side 37.00

PARTICULARS OF BUILDING:

Foundations concrete Floors partially board
Walls timber framed - Alclad Roofs longspan corrugated
Area of Ground Floor 93.330 square feet
Area of Outbuildings Basement Garage square feet
Number of Storeys: Above kerb level One Below kerb level clt
Average distance of set back of front of buildings from street boundary line 10.00

ESTIMATED VALUE:

Building	\$ 16800.00
Sanitary Plumbing and Drainage	\$ 1700.00
Total	<u>\$ 18500.00</u>

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) House Dwelling with basement garage

Proposed use or occupancy of other parts of buildings Basement Garage

Nature of ground on which building is to be placed and on the subjacent strata Sloping

Yours faithfully

M. O. W. Owner

Builder's Postal Address:

P.O. Box 8004
Whangarei

J. L. L. L. Builder

Builder's Phone 83539

TAG D/E

TAG NO SERVICES AVAILABLE
 SUBDIVIDOR'S RESPONSIBILITY

Department	Officers Initials and Remarks	Date
REGIONAL PLANNING AUTH.	<i>Complies per J. Boulton</i>	<i>26/4/76</i>
WATERWORKS ENGINEER		
DRAINAGE ENGINEER	<i>Tag Permit</i>	<i>27/4/76</i>
HEALTH INSPECTOR	<i>PS</i>	<i>28/4/76</i>
DESIGN ENGINEER		
CHIEF FIRE OFFICER		
LABOUR DEPARTMENT		
ROADING ENGINEER		
DANGEROUS GOODS INSPECTOR		
BUILDING INSPECTOR	<i>A. H. Z.</i>	<i>7-5-76.</i>

EVIDENCE OF THE COMPLETION OF THE SUB-
 DIVISION AND THE ISSUE OF SEPARATE TITLE TO
 THE LOT SPECIFIED IN THE BUILDING PERMIT
 APPLICATION IS NOTED PRIOR TO THE ISSUE
 OF ANY PERMIT. (PURSUANT TO ORDINANCE 15
 (2) OF THE DISTRICT SCHEME)

The General Manager,
Whangarei City Council
WHANGAREI

No 1759

AGREEMENT REGARDING DRAINAGE CONNECTION

I hereby apply for a sewer/stormwater connection to be made to the property at

being Lot 7 Deposited Plan 1454

owned by and in consideration of the Council undertaking to construct and provide such drainage connection to the said land I agree to pay for such service, the charge set out hereunder and such charge to be paid prior to the council commencing work.

Sanitary sewer	No.	Size	Type	Charge
Stormwater sewer	No.	Size	Type	Charge
Dated this	day of	19		

Owner/Authorised agent for owner.

In consideration of and on receipt of payment of the above charge the Whangarei City Council hereby undertakes to construct and provide the above drainage connection.

To City Engineer,

Please give effect to above application.

Paid \$15 Receipt No. 1500

Valuation Roll No. 67 1/21

For City Inspector

WHANGAREI CITY COUNCIL

CITY INSPECTORS OFFICE

249504

Name NA. O. NI.
 Address No 5, ROAD B, MURDOCH SUB-DIV, STAGE 7
 Builder COLLYER HOMES
 Rate Assessment: PT 78/21

71025	Storm Water Connection Fee No. 1759	J.	5-00
71026	Sewer Connection Fees No. 1759	E	10-00
71101	Building Permit Fees		—
71115	Drainage and Plumbing Fees		—
73555	Deposit to Cross Footpath (\$100.00) No. 1255		100-00
92746	Broken Period Water		—
92752	Water Connection Fee No. 10604		NO FEE
71107	Building Research Levy		—

TOTAL FEES DUE \$ 115-00

Inspectors Signature

Cashiers Signature

H. D. Dubei
R. J. Williams

22 M 76 1500 A 115.00

MR. R. M. MINZIE, REGD. ENGINEER

100, ST. GEORGE'S STREET
WILMINGTON
TELEPHONE 83273

MR. R. M. MINZIE, REGD. ENGINEER

Brent Robinson Design Services Ltd.
27 Denby Crescent,
WILMINGTON.

7th April 1976.

Collyer Homes Ltd.

Dear Sir,

This may serve to certify that I have been engaged by your Company to ascertain the site conditions and foundation requirements for Lots 2,3,4,5,6,7,10,11,12 of Murdoch Park Subdivision Stage 7.

Your Client Collyer Homes Ltd propose to build timber framed houses, generally single storey with continuous perimeter foundations and timber framed floors on pre-cast piles. Lots 4,5,6,7 and 10 have single car basement garages with masonry retaining walls.

My site investigations carried out on 5th and 9th February and subsequently indicated that lots 2,11 and 12 were affected by stormwater and other discharges from existing properties on Murdoch Crescent. I recommended that a perforated stormwater line in grey metal should be installed to intercept this discharge.

The construction of a pipeline with branch connections only and clay backfill will not achieve satisfactory subsoil drainage. Subsoil pipes in metal should now be laid, possibly in the same trench (if deep enough) and connected in to the new main.

A further drain is required in the vicinity of Lot 9 where surface water is collecting in what appears to be part of an original open drain partially covered now by earth-works.

These drains should be 150mm dia. field tiles, at least 750 deep bedded in blue metal to the surface.

Test holes taken on lot 2 have indicated soft overlying clays which may be typical of the area. Proper natural drainage has prevailed in the past. However in general, when this site is carried out, show safe bearing in excess of 15 TPA. (1 ton/sq. ft. f.)

If the above mentioned drainage is carried out, it is my opinion that house construction as proposed can proceed. Each site must be certified as satisfactory at the time foundations have been excavated, ie a further site inspection must be carried out by this office.

If and when soft material is encountered, additional work in the form of cast-in-situ piles taken down to solid bearing will be recommended. I would anticipate that lots 2, 11 and 12 only may be thus affected.

It may well be that a more suitable location for the house on lot 2 could be negotiated. The present site plan indicates siting well to the rear where ground softening is severe.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "R. Richardson", written over a horizontal line.

24950

DUPLICATE — (for Local Authority Information)

Stats. — BC/MP/04

NOTIFICATION OF BUILDING WORK

BY GOVERNMENT DEPARTMENTS AND OTHER PUBLIC AUTHORITIES

1. Department or Authority Making Return: HOUSING DEPT. OF N.Z. Contract No. 97/209/1543 m.k.
 Section or Division: INVESTIGATION Branch: AUCKLAND Date Let: 13 4 1976

2. Location and Builder
 Local Authority: WILMINGTON C.C. Number on Valuation Roll: (OFFICE USE ONLY)
 Lot: 1334 Section: Block
 Site of Building: S.D. 1334
 Street: 5 ROAD B Township: MAKAREU POINT
 Riding: 1334
 Builder's Name: CALYER HOMES LTD
 Address: Box 8009, WILMINGTON

3. Nature of Work (Tick box)
☒ New building including separate buildings added to existing complex
☐ Repairs, alterations or extensions to an existing building
☐ Conversion
☐ Demolition

4. Value and Area of Building
 Include plumbing, drainage and initial painting and decorating. Exclude site preparation and internal fittings or equipment not an integral part of the building
 \$ 22229.00
 If valued at more than \$20,000 state
 Est. commencement date: MAY 76 Mth. 19 76
 Est. completion date: JAN 77 Mth. 19 77
 Building registration No. 93
 Total floor area (Sq. Ft./Metres) 93
 Dated not applicable

5. Description of Building or Structure and Main Purpose for which it will be used:
FLC. DEPT. HOUSING

INFORMATION REQUIRED BY DEPARTMENT OF STATISTICS

A. Type of Building or Structure
 (a) Newly built, altered, repaired, extended, or demolished
 Type Code 01 (See back of form for instructions) Type Code 01 to 01

B. Dwelling Units Gained or Lost
 Number 1 Lost 1

C. Is Building to be Rented or Leased? (Tick appropriate box) Yes ☒ No ☐

D. Scope of Work (Tick box)
 Complete building including foundations ☒ Foundations only ☐ Building only, foundations covered by previous notification ☐

Reserved for Use of Valuation Department

Roll CV UV VI VI Nat. Impts.
 Situation: > 27
 Address: >
 Street: >
 Owner Fielding? Yes/No
 Value: >
 Date: >

COMPLAINT NOTICE

24950

DATE 16/8/93

PROPERTY ADDRESS WHERE WORK/PROBLEM HAS OCCURRED

5 Reeves Pl.

OFFICE USE ONLY

VAL NO. 762/703.00

LOT 7 DP 79514

PID 24950

OWNER'S NAME IF KNOWN Mrs Penrose

THE PROBLEM/WORK CARRIED OUT IS AS FOLLOWS:

storm water run off from deck above

INFORMATION HAS BEEN RECEIVED FROM Penrose
POSTAL ADDRESS 5 Reeves Pl.

PHONE 4384 619

REPORT 20/8/93 - 14.15 hrs no one there

23/8/93

Observed wet area in front of the driveway near to the driveway.
advised Mrs Penrose to check for leaks in the water supply pipe. If that was not the case it would be probably caused by a spring.

There is nothing Council can do about it.

Owner's responsibility!

23/8/93
20/8/93
20/8/93

SIGNED



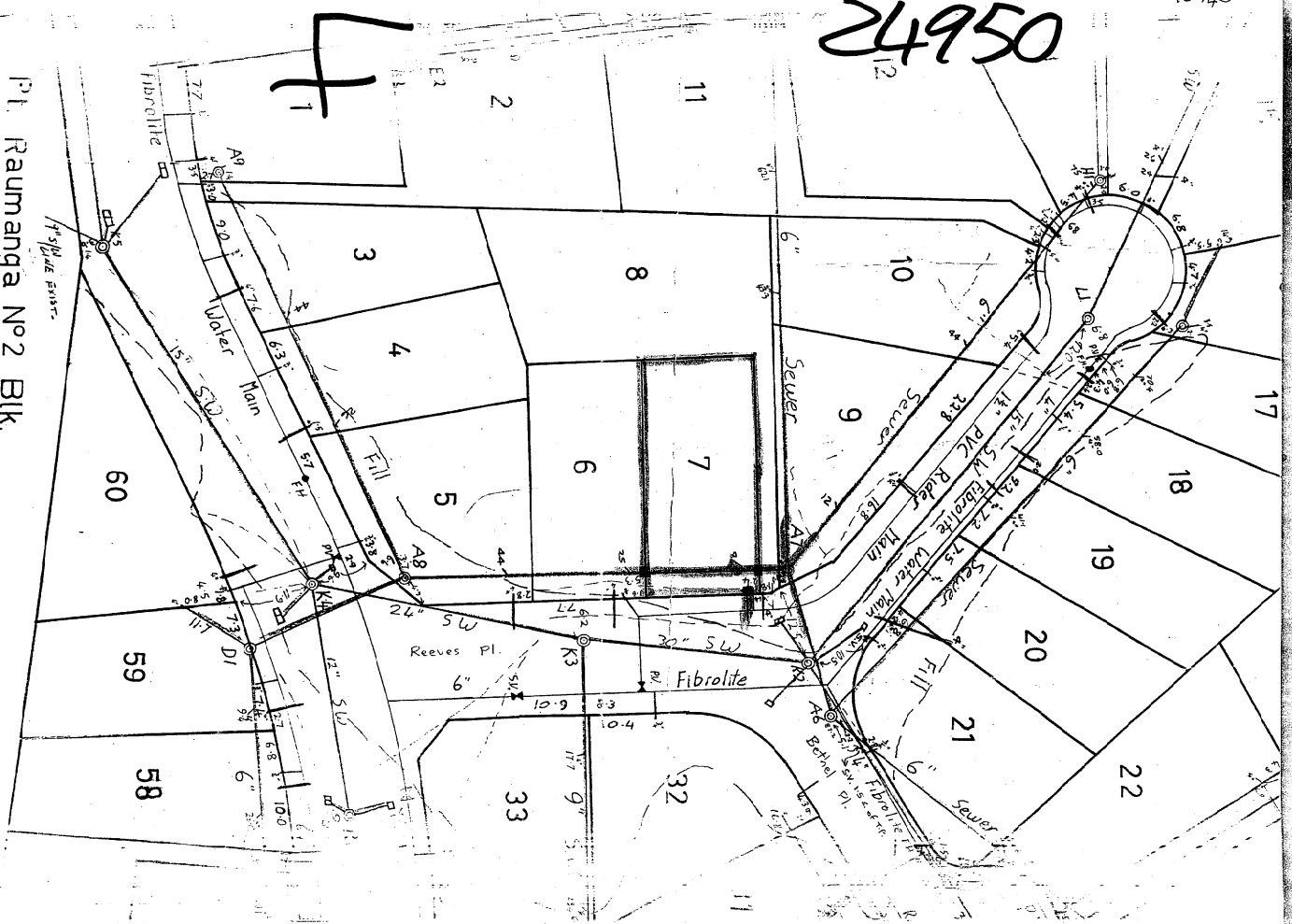
DATE 23/8/93.

24950

41

Pt. Raumanga No 2 Bk.

Public School S.D. 45646



24950

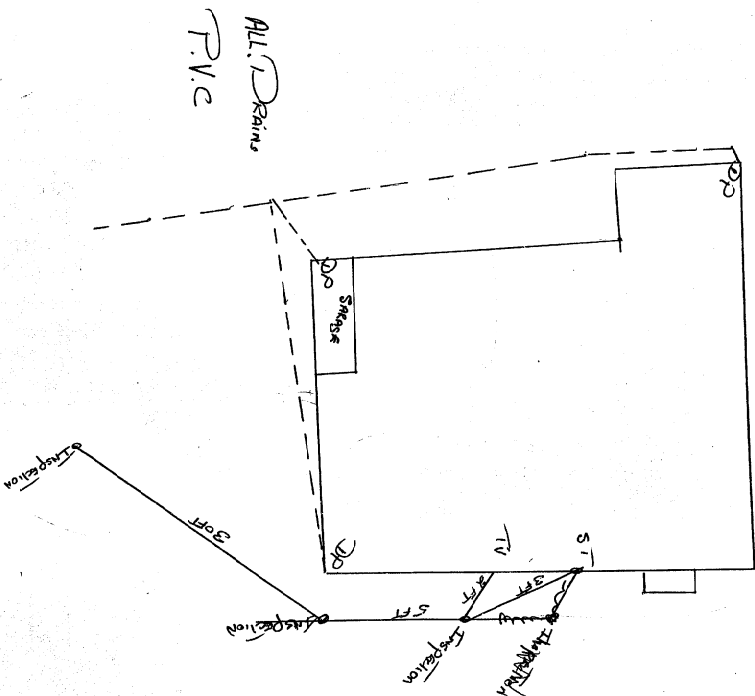
Binding Margin to be left Blank

WHANGAREI CITY

HOUSE CONNECTION PLAN

PERMIT No.
DATE

SCALE: 1/8" TO A FOOT
NEW SEWERAGE DRAINS: RED
STORM WATER: DOTTED BLACK
OLD DRAINS: — FULL BLACK



ALL Drains
P.V.C

Owner
Street
Assessment No.

Lot 7

Plumber

DRAIN LAYER

6 McClintock St.

Sheet 206
206/176

MICROBOX

OBSEV M RECORDS (WAIKATO) LTD HAMILTON

23/12/93

THIS PLAN CONFLICTS WITH THE
OPERATIVE DISTRICT SCHEME.
NORTHLAND REGIONAL PLANNING AUTHORITY.
PER *g. g. Coulter*
DATE *26/11/76*

TYPE 2, 'BENT'
 TYPE 5, 'BENT'
 TYPE 6, 'BENT'
 TYPE 7, 'BENT'
 TYPE 8, 'BENT'
 TYPE 9, 'BENT'
 TYPE 10, 'BENT'
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 TYPE 95, 'BENT'
 TYPE 96, 'BENT'
 TYPE 97, 'BENT'
 TYPE 98, 'BENT'
 TYPE 99, 'BENT'
 TYPE 100, 'BENT'

PROPOSED SITE PLAN FOR COLLYER HOMES LTD.

BRENT ROBINSON
DESIGN SERVICES LTD.
27 DENBY CRESCENT, WHANGAREI : PHONE 73-501

SCACE

8062
CAN NO

MICROFILM RECORDS AVAILABLE AT ALL LTRN

MURKINBOX

LEADING METRIC:

Land

Information maps



Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

7 November 2025
Scale 1:500



Aerial Photography



This map includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

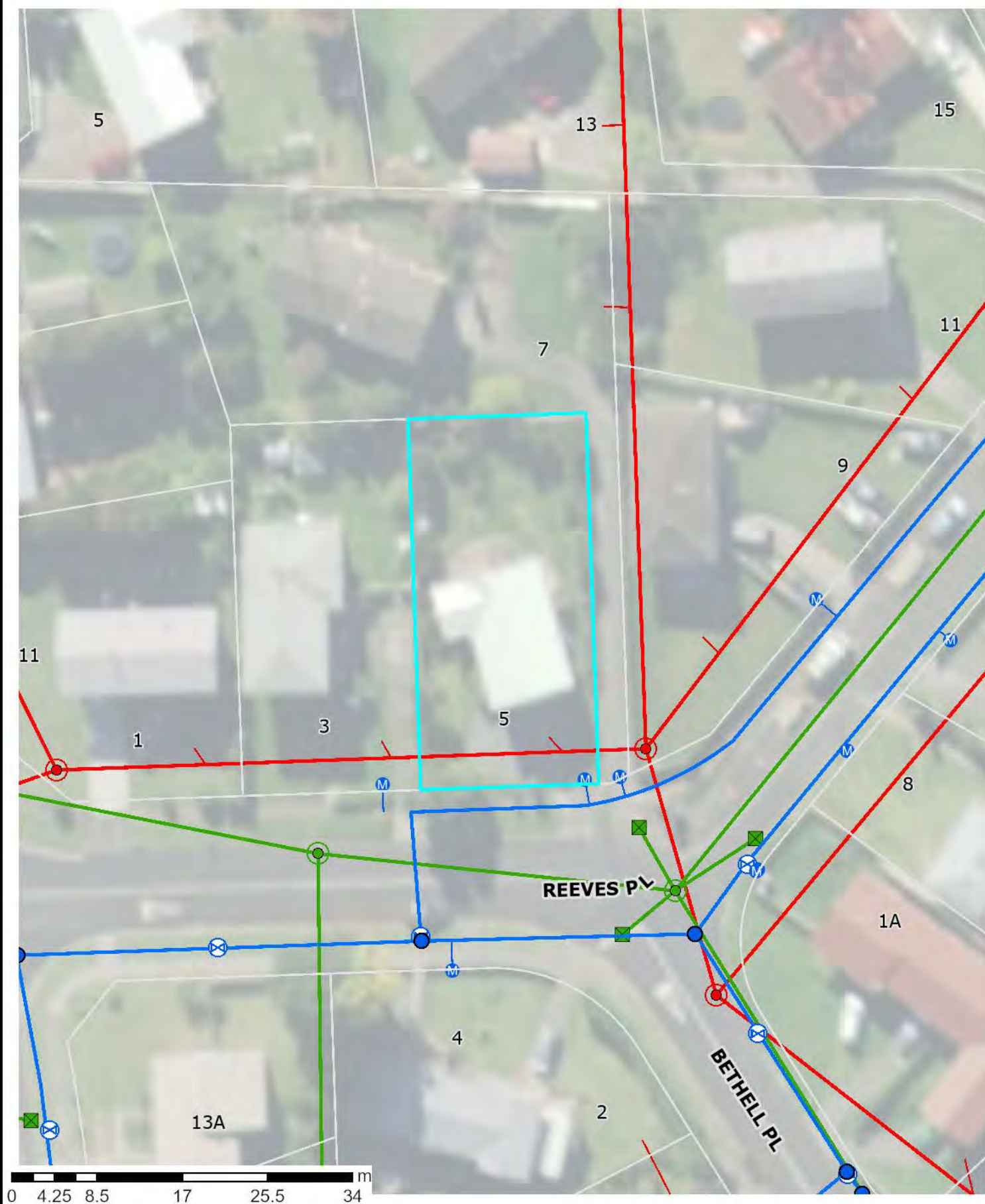
7 November 2025

Scale 1:500



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Water, Wastewater and Stormwater



This information is generalized and shows the approximate location of the Public pipeline services.
For digging, the As-Built engineering drawings must be used to accurately locate the services.
See WDC Customer Services.

7 November 2025

Scale 1:500



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Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator



WDC



Private

Backflow Device



WDC



Private

Bore



WDC



Private

End Structure



WDC



Private

Fitting Node



WDC



Private

Hydrant



WDC



Private

Meter



WDC

Meter Manifold



WDC



Private

Pump



WDC



Private

Valve



WDC



RED



Private

Water Line

Abandoned Pipe



WDC

Trunk Main



WDC



Private

Other Main



WDC



Private

Process Pipework



WDC



Private

Reticulation



WDC



Private

Service Line



WDC



Private

Water Area

Chamber



WDC



Private

Reservoir



WDC



Private

Stormwater

Stormwater Point

End Structure



WDC



Private

Fitting Node



WDC



Private

GPT



WDC



Private

Manhole



WDC



Private

Pump



WDC



Private

Stormwater Inlet



WDC



Private

Valve



WDC



Private

Stormwater Line

Abandoned Pipe



WDC

Culvert



WDC



Private

Drainage



WDC



Private

Main



WDC



Private

Service Line



WDC



Private

Surface Drain



WDC



Private

Stormwater Area

Basin



WDC



Private

Chamber



WDC



Private

Wastewater

Wastewater Point

Backflow Device



WDC



Private

End Structure



WDC



Private

Fitting Node



WDC



Private

Manhole



WDC



Private

Meter



WDC



Private

Motor Control Centre



WDC



Private

Pump



WDC



Private

Valve



WDC



Private

Wastewater Line

Abandoned Pipe



WDC

Main



Rising Main (Pressure)



Sewer Gravity Main



Private



Other

Process Pipework



WDC



Private

Service Line



WDC



Private

Wastewater Area

Chamber



WDC



Private

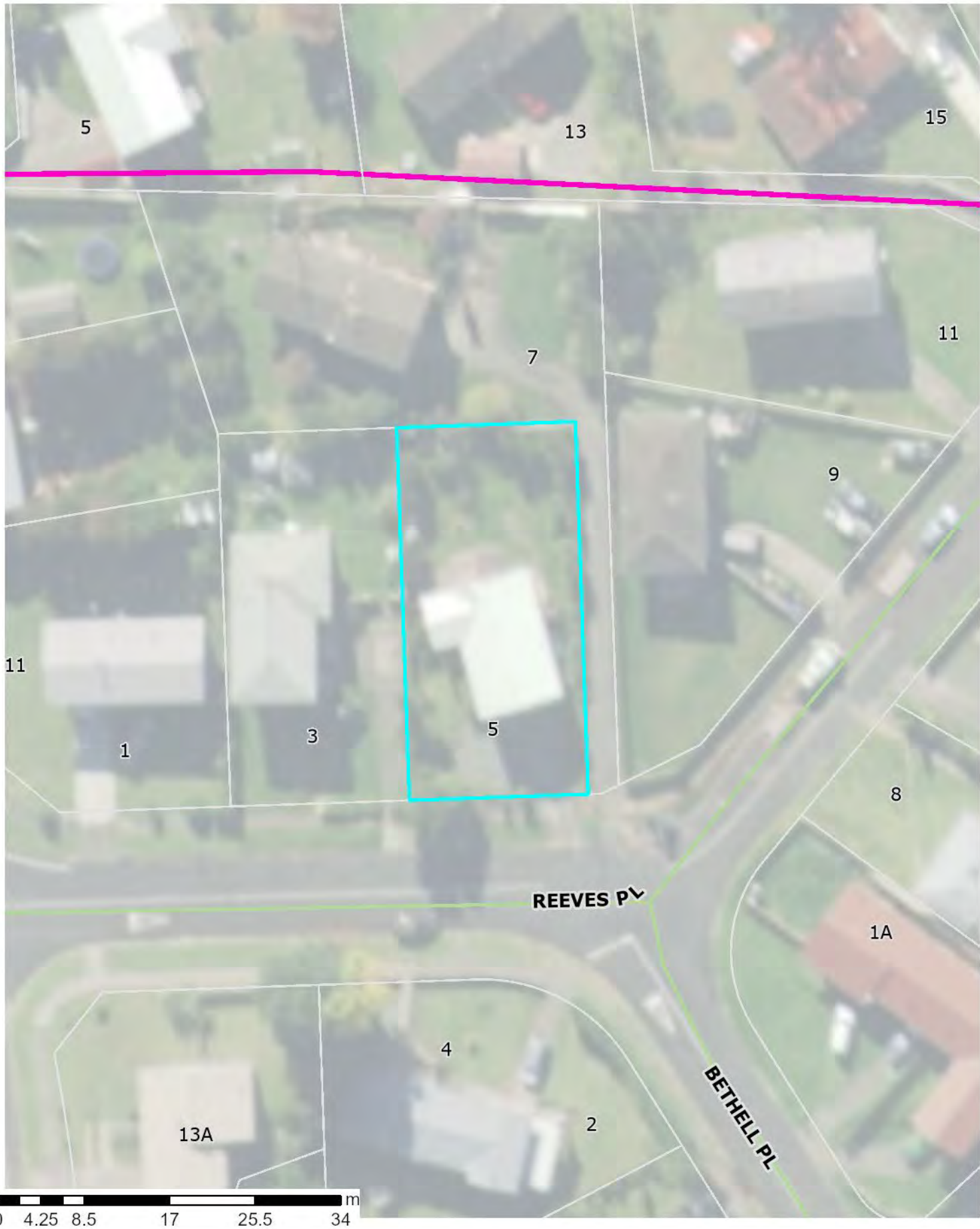
Pressure Sewer System

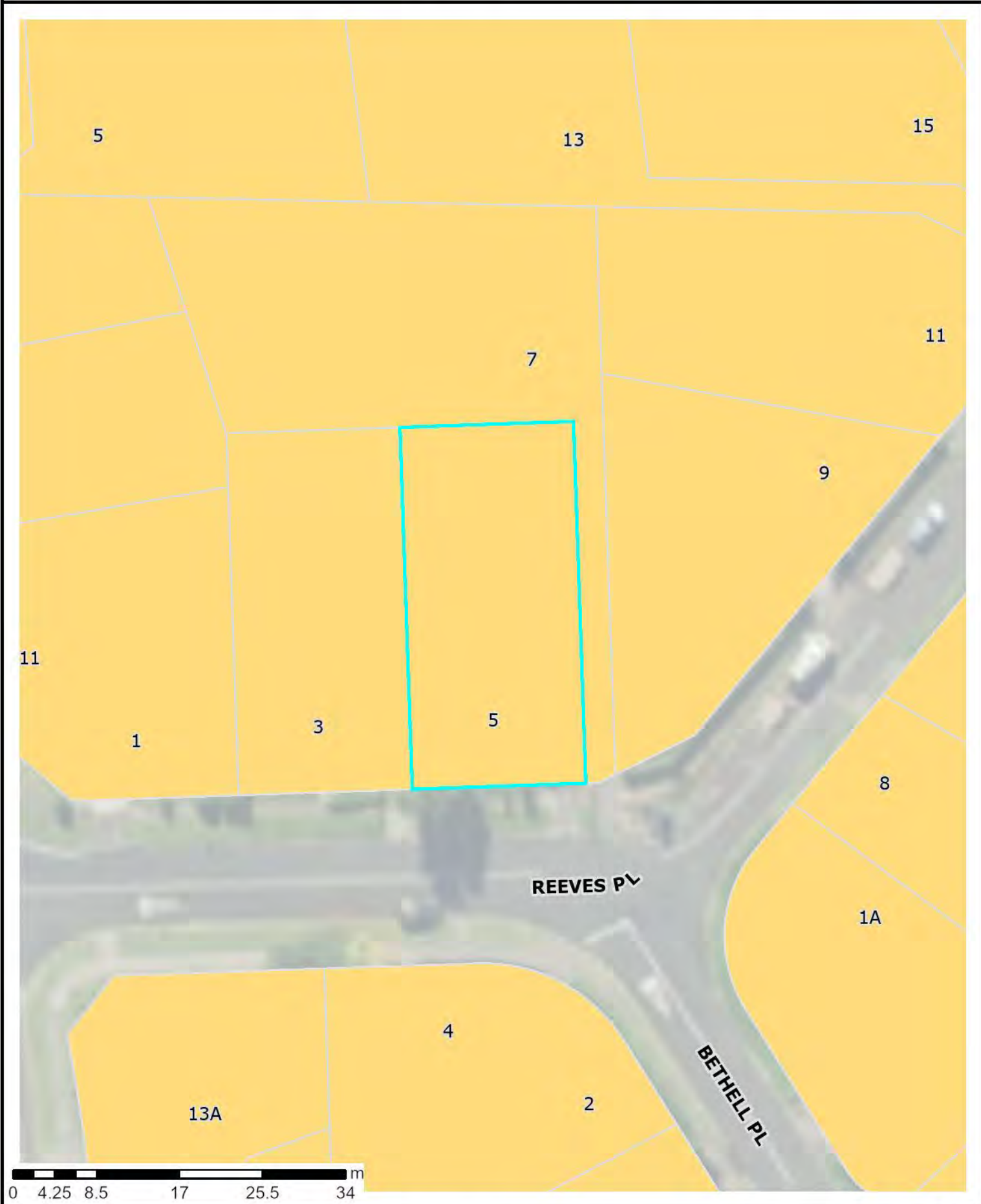


Public



Private





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Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

- Airport Runway
- Indicative Road
- National Road
- Regional Road
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Low Volume Road
- Access Road
- Strategic Road Protection Area
- Strategic Railway Protection Line
- National Grid Tower
- Northpower Tower CEL-Cat1
- National Grid Line
- Northpower Overhead Critical Line Cel-Cat1
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL

Hazards and Risks

- Coastal Erosion Hazard 1
- Coastal Erosion Hazard 2
- Flood Susceptible Areas
- Mining Hazard Area 1
- Mining Hazard Area 2
- Mining Hazard Area 3

Historical and Cultural Values

- Notable Tree Overlay
- Heritage Item Overlay
- Heritage Area Overlay
- Sites of Significance to Maori
- Areas of Significance to Maori

Natural Environment Values

- Esplanade Priority Area
- Coastal Marine Area (CMA) boundary
- Goat Control Areas
- Outstanding Natural Feature
- Outstanding Natural Landscape

General District-Wide Matters

- Air Noise Boundary
- Outer Control Boundary
- Helicopter Hovering Area
- Noise Control Boundary Overlay
- Rail noise alert area
- Rail vibration alert area
- QRA Quarrying Resource Area
- QRA Mining Area
- QRA Buffer Area
- QRA 500m Indicative Setback
- Coastal Environment Overlay
- Outstanding Natural Character Area
- High Natural Character Area

Area Specific Matters

- Designation
- Precinct
- Development Area

Residential Zones

- Large Lot Residential Zone
- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone

Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone
- Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone

Commercial and Mixed Use Zones

- Local Centre Zone
- Neighbourhood Centre Zone
- Commercial Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

- Natural Open Space Zone
- Open Space Zone
- Sport and Active Recreation Zone

Special Purpose Zones

- Airport Zone
- Future Urban Zone
- Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
- Hospital Zone
- Port Zone
- Ruakaka Equine Zone
- Shopping Centre Zone
- Strategic Rural Industries Zone
- Waterfront Zone

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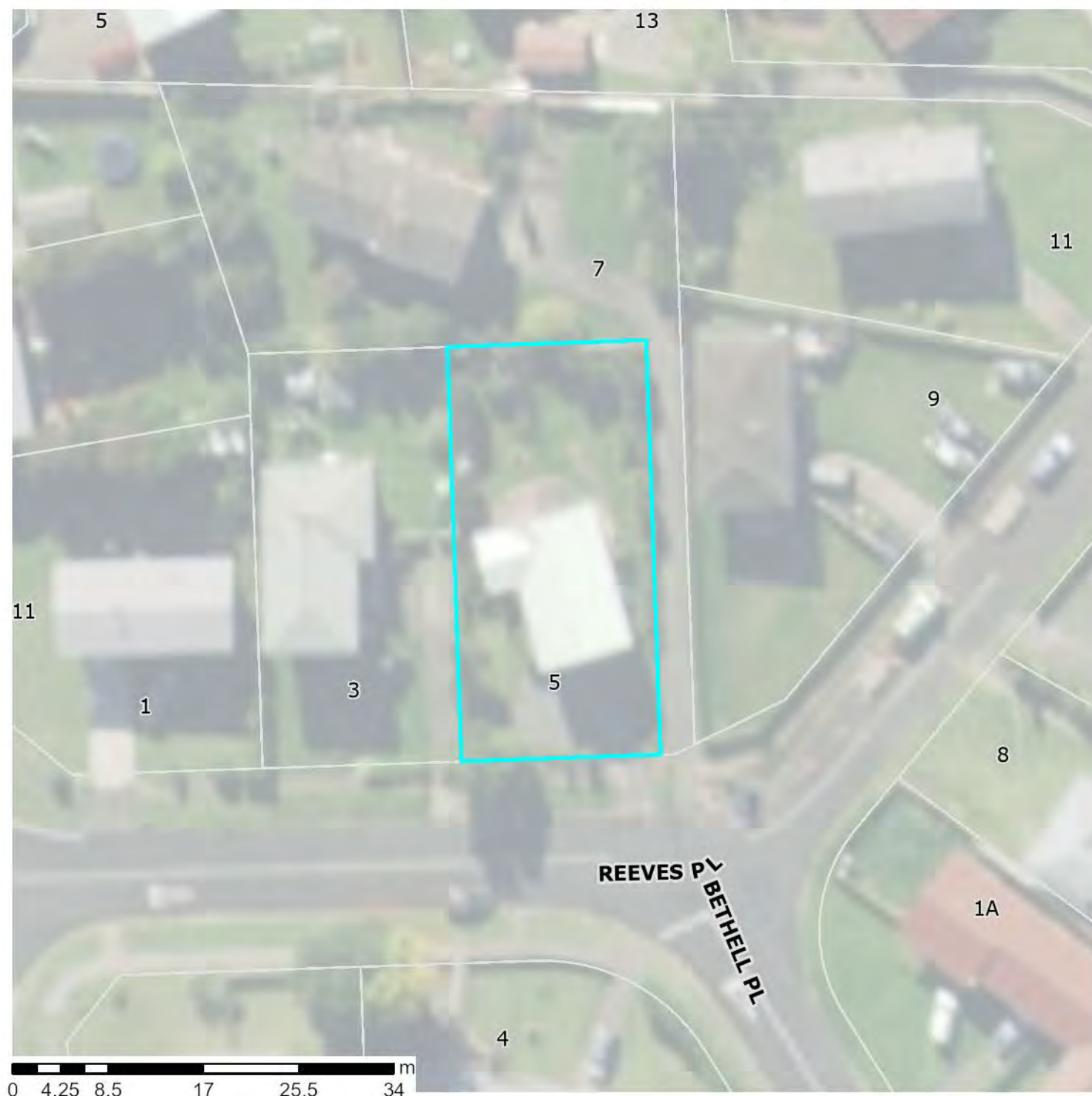
The Whangarei District Council district plan GIS data was created at a specific point in time.

Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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District Plan Change 1 - Natural Hazards

Coastal Erosion and Coastal Flooding



PC1 - Natural Hazards

Coastal Erosion Hazards

- CEHA 0 (Current)
- CEHA 1 (50 years)
- CEHA 2 (100 years)
- CEHA 3 (100 years + Rapid Sea Level Rise Scenario)

Coastal Flood Hazards

- CFHA 0 (Current)
- CFHA 1 (50 years)
- CFHA 2 (100 years)
- CFHA 3 (100 years + Rapid SLR Scenario)

7 November 2025

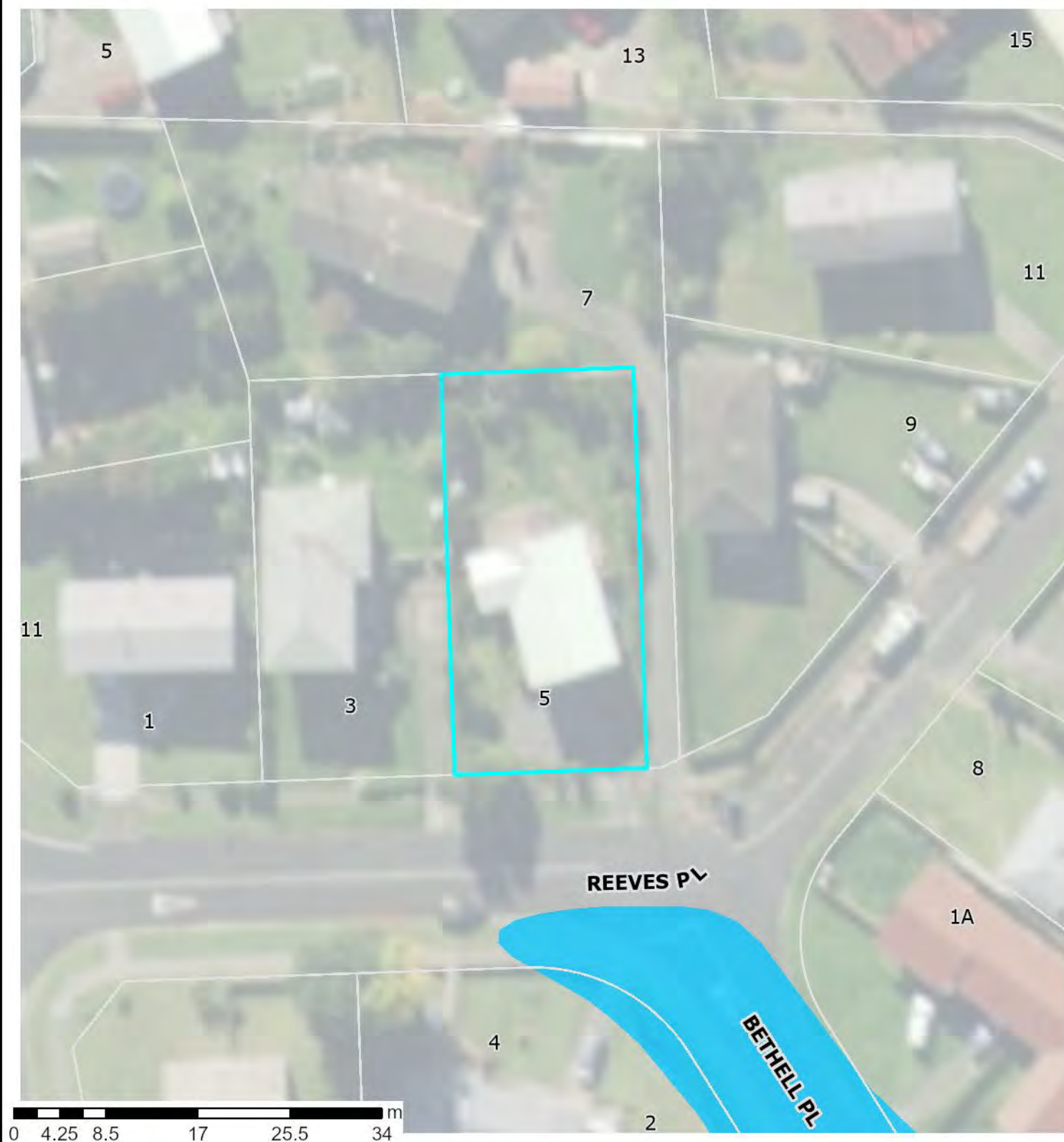
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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

Flood Hazard Area

- 10 Year Flood Hazard Area
- 100 Year Flood Hazard Area

Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

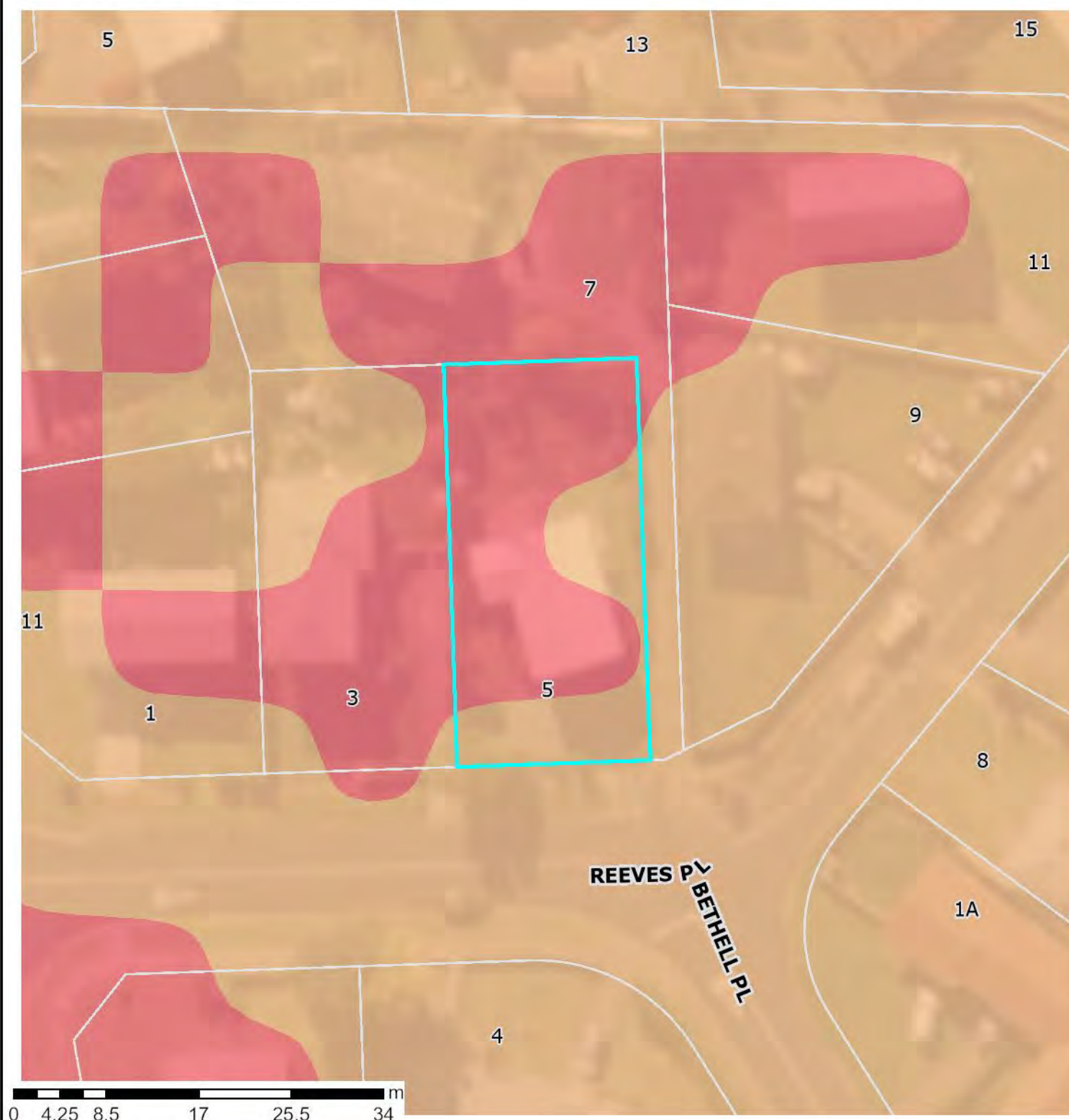
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District Plan Change 1 - Natural Hazards

Land Instability



PC1 - Natural Hazards

Land Instability

-  High Susceptibility to Land Instability
-  Moderate Susceptibility to Land Instability

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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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District Plan Change 1 - Natural Hazards

Mining Subsidence or Precinct



PC1 - Natural Hazards

Mining Subsidence Hazard Area

-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

Precinct

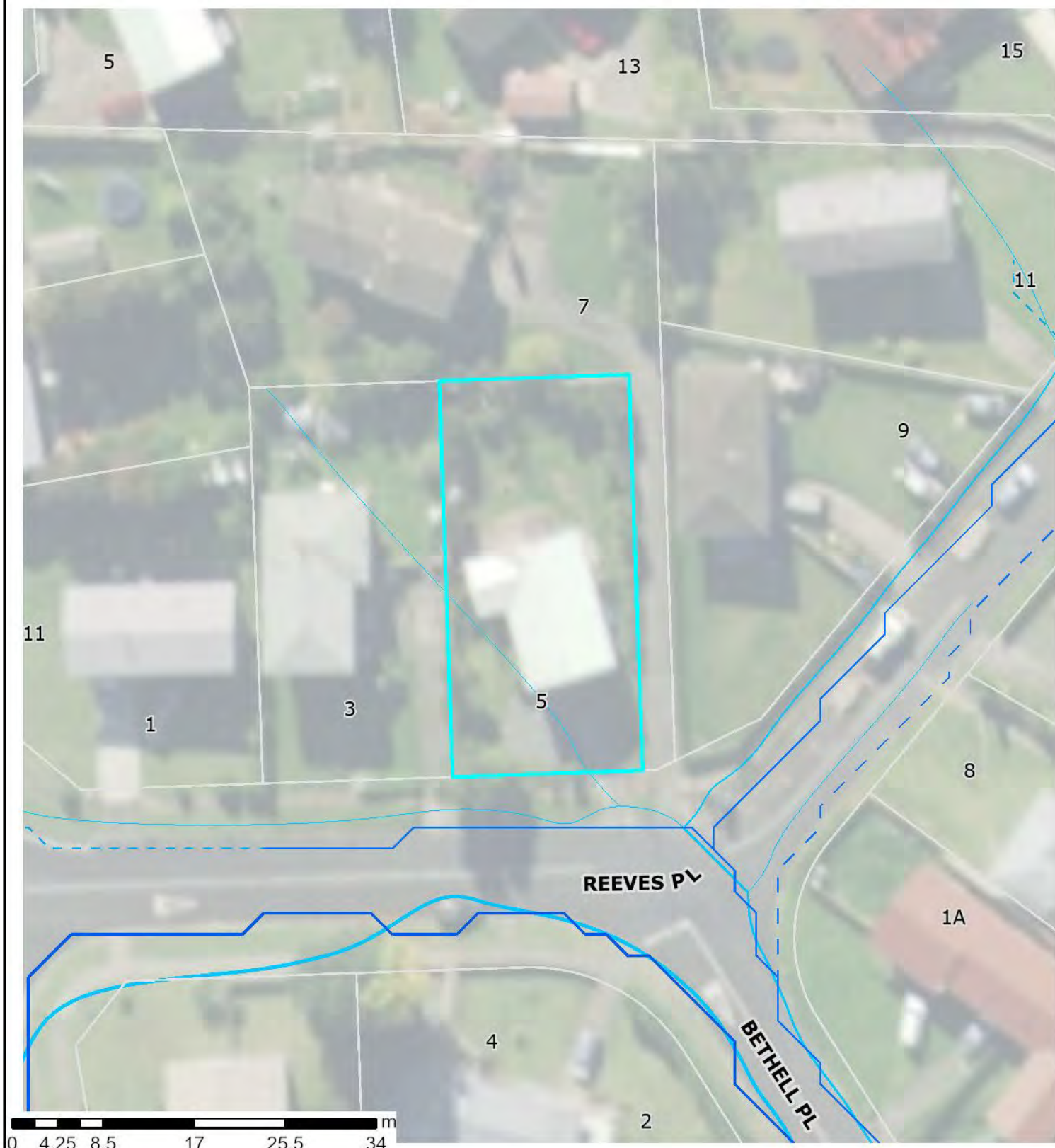


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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

Stormwater Catchment and Flood Management



Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021

- - 0.2 ha to 0.4 ha
- - 0.4 ha to 1.0 ha
- 1.0 ha to 3.0 ha
- 3.0 ha to 100.0 ha
- 100.0 ha and above

Surface Depression Ponding Areas 2021

- 0.200000 - 0.600000 m
- 0.600001 - 1.200000 m
- 1.200001 - 2.000000 m
- 2.000001 - 4.000000 m
- 4.000001 - 9.910000 m

Overland Flow Paths 2017

Catchment Area 2017

- 0.2 - 1.0 Ha
- 1.0 - 2.0 Ha
- 2.0 - 5.0 Ha
- > 5.0 Ha

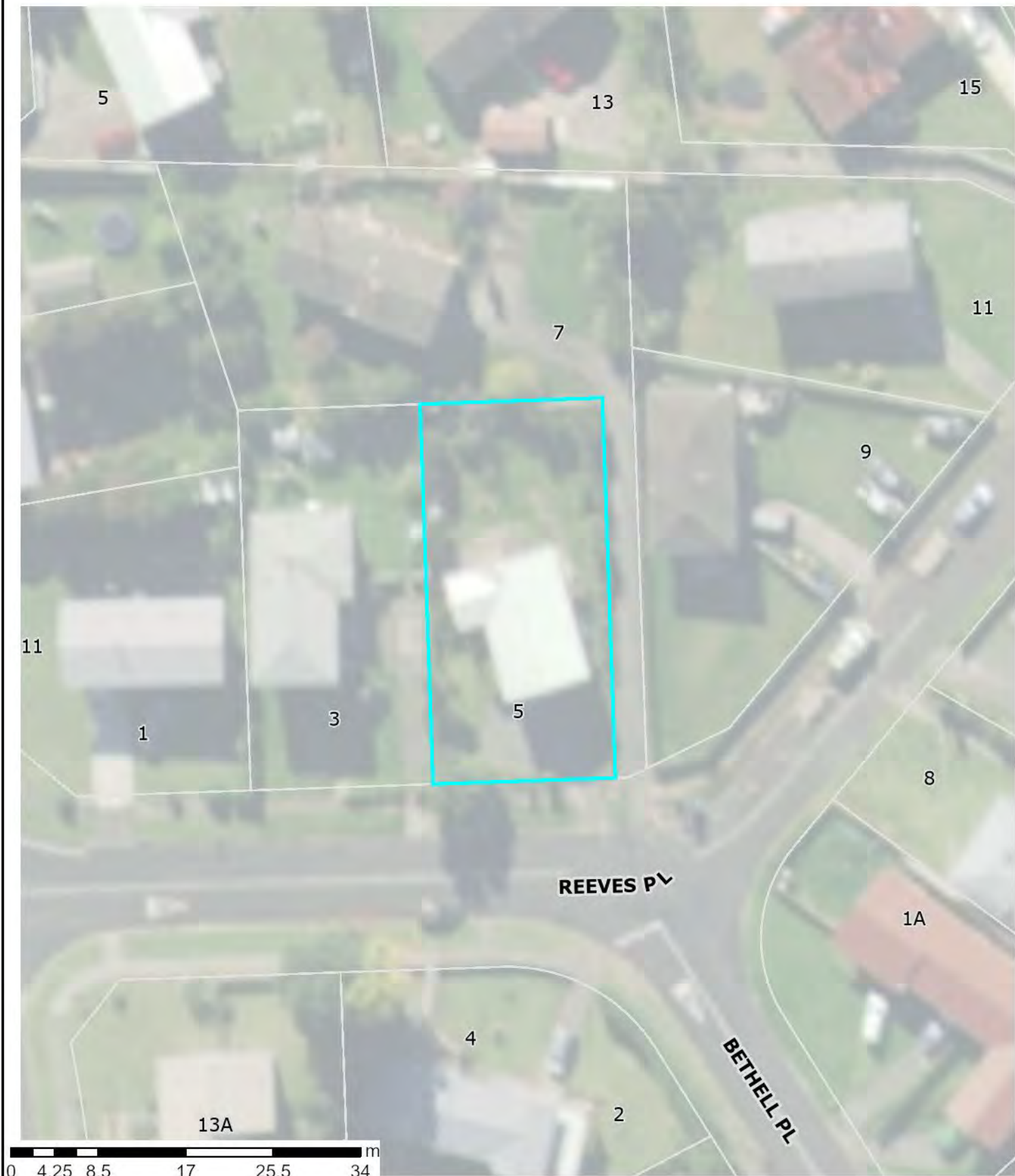
Depression Storage Areas 2017

- Depression Storage Areas

7 November 2025
Scale 1:500



Flood Susceptibility Review

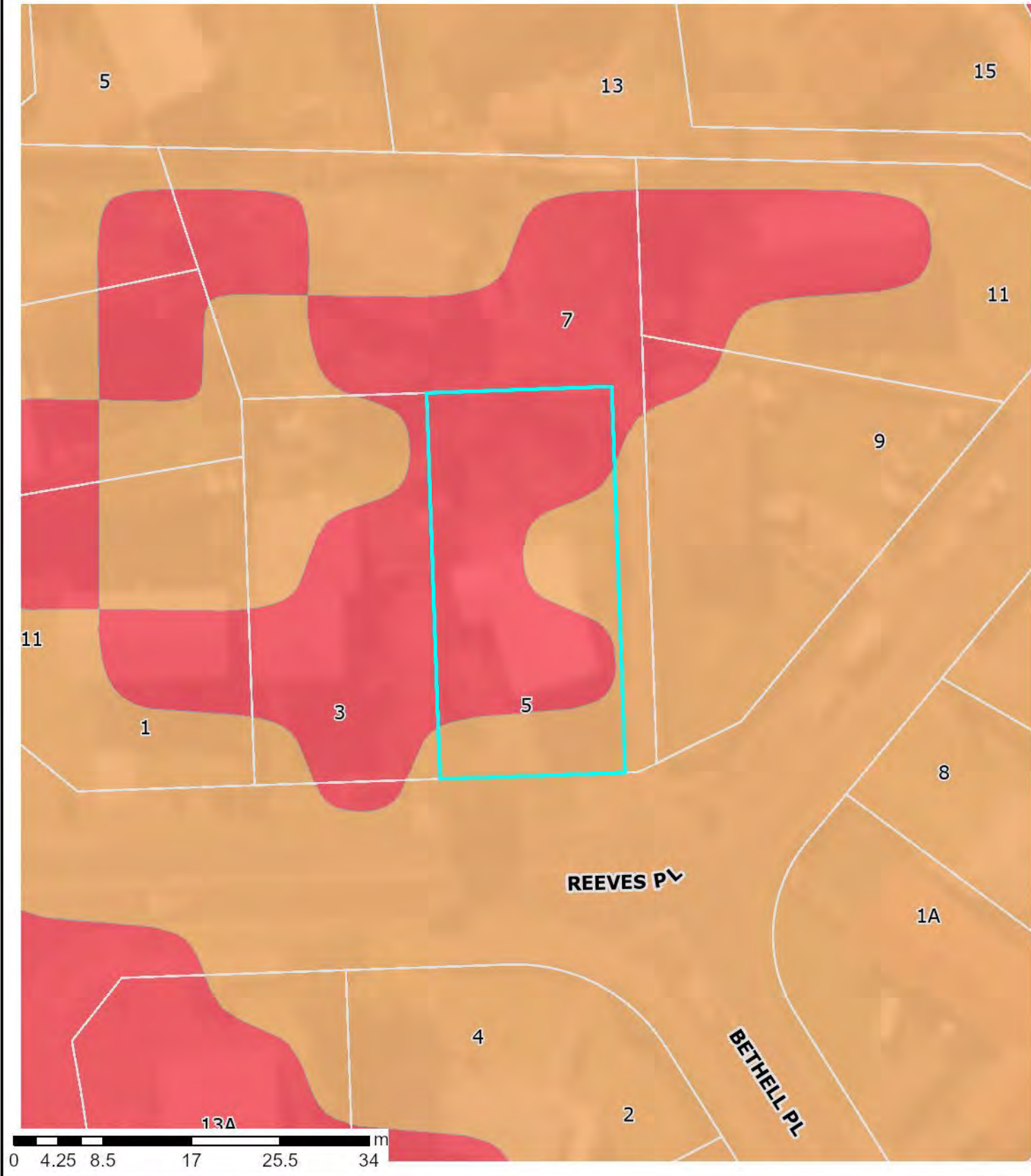


Flood Susceptible
Accepted by Council Decision for
District Plan

Flood susceptibility areas are symbolized to show the information from the District Plan Flood Susceptible Areas: 'Accepted by Council Decision' (in diagonal blue) Floods information shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

7 November 2025
Scale 1:500





Landslide Susceptibility
Zone

- High
- Moderate
- Low

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: <https://www.wdc.govt.nz/files/assets/public/v2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

7 November 2025
Scale 1:500



Mine Zones



Mine Zones

-  Mine Zone 1
-  Mine Zone 2
-  Mine Zone 3

This Mine Zone hazard information is from a Tonkin & Taylor engineering report Hikurangi: Jan 2001 Ref No: 18596 and Kamo: July 2013 Ref No: 29269

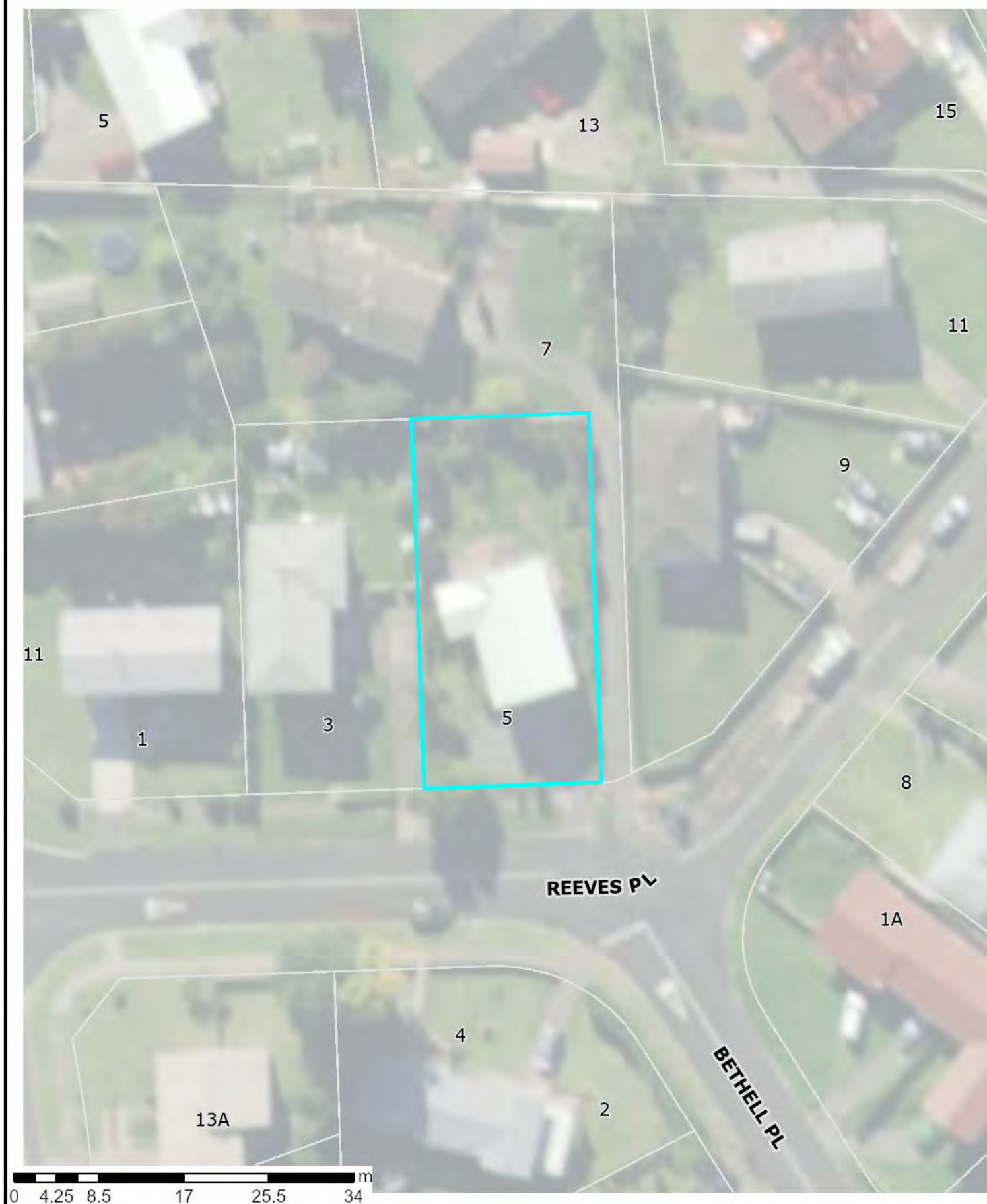
7 November 2025

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Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected



Acid Sulphate Soil (Risk/Confirmed)



Confirmed Acid Sulphate Soil

Acid Sulphate Soil Risk

These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.

7 November 2025

Scale 1:500



Archaeological and Historical Sites



Archaeological and Historical Sites

Heritage New Zealand
Pouhere Taonga

The historic places data is sourced from Heritage New Zealand Pouhere Taonga.
<https://www.heritage.org.nz/>

7 November 2025
Scale 1:500




NZAA Sites

NZAA sites is sourced from the New Zealand Archaeological Association ArchSite.

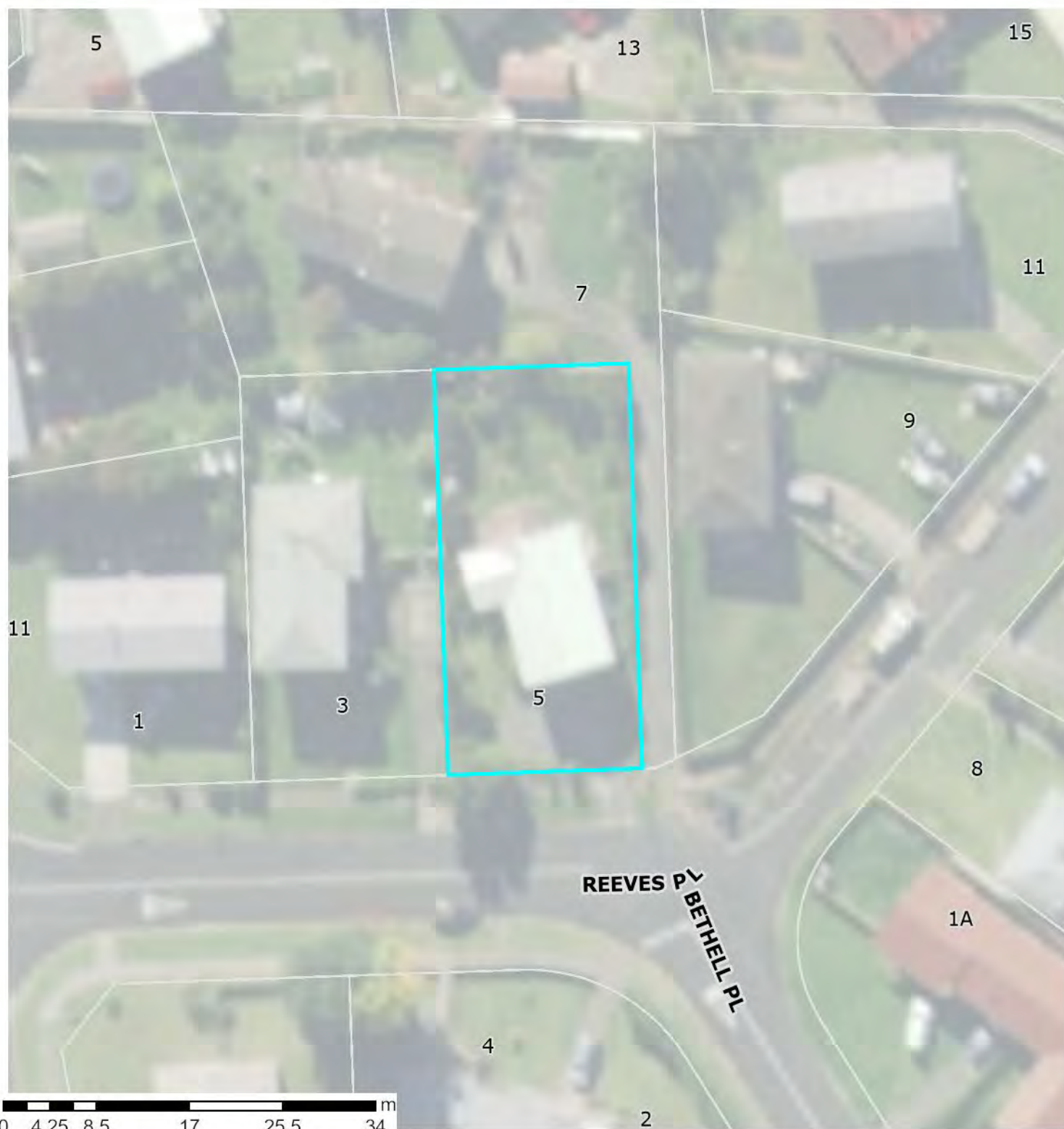
 Approved

Terms of use refer <https://nzaa-archsite.hub.arcgis.com/pages/terms-use>

 Pending - Edit

To interpret the data refer <https://nzaa-archsite.hub.arcgis.com/pages/help#:~:text=Interpreting%20ArchSite%20data>

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Section 27B Memorials



A section 27B memorial is a memorial which is placed on private land that has previously been owned by a state-owned enterprise. This memorial notes that the Tribunal can recommend the return of that land to Māori.

7 November 2025

Scale 1:500

Statutory Acknowledgements



Pakikaikutu Coastal Statutory Area

A statutory acknowledgement is a formal acknowledgement from the Crown of the mana of tangata whenua in relation to a special area.

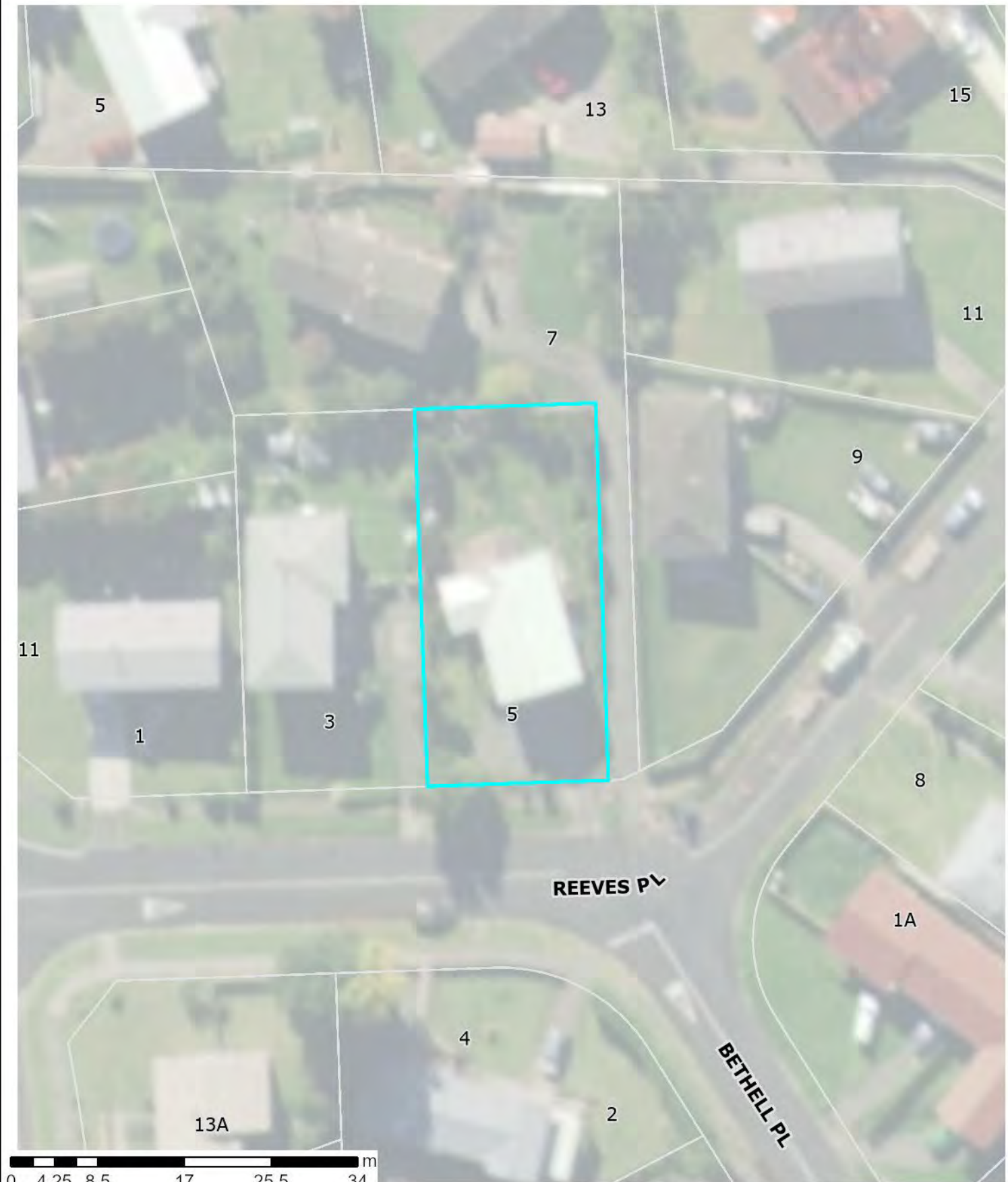
Agreements and arrangements



Ngararatunua Marae

Area of agreement between Ngararatunua Marae and WDC: RMA 671/01
Indicative only, boundary approximate.





Effluent Unsuitability

- High Unsuitability
- Medium Unsuitability

The engineering report by Duffill Watts Consulting Group "Guidelines for Determining Limitations of Land for On-Site Wasterwater Discharge in Northland".

This was done for the NRC and at a usability scale of 1:50,000.

7 November 2025

Scale 1:500

